English | Cymraeg

Energy performance certificate (EPC)

13, Manstone Avenue SIDMOUTH EX10 9TF	Energy rating **D**	Valid until:	**6 May 2024**
		Certificate number:	**8764-7524-0790-6390-9996**

Property type	end-terrace house
Total floor area	71 square metres

Rules on letting this property

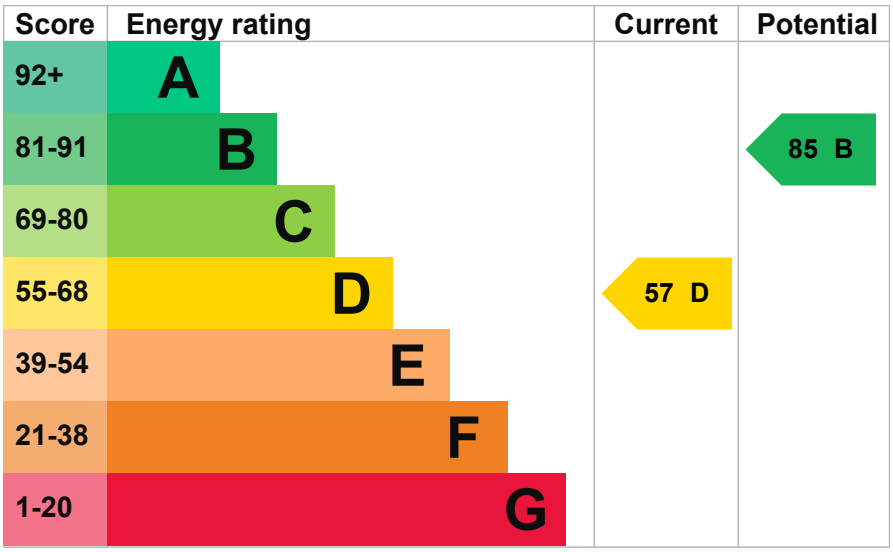
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 12% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Single electricity meter selected but there is also an electricity meter for an off-peak tariff
  The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.

How this affects your energy bills

An average household would need to spend **£833 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £329 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,578 kWh per year for heating
- 3,454 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.5 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£53.80
Potential rating after completing step 1	**60 D**

Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£15.02
Potential rating after completing steps 1 and 2	**61 D**

Step 3: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£31.72
Potential rating after completing steps 1 to 3	**62 D**

Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£37.27
Potential rating after completing steps 1 to 4	**64 D**

Step 5: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£41.70
Potential rating after completing steps 1 to 5	**66 D**

Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000

Typical yearly saving	£112.56
Potential rating after completing steps 1 to 6	72 C

Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£36.58
Potential rating after completing steps 1 to 7	74 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£262.36
Potential rating after completing steps 1 to 8	85 B

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Fogarty
Telephone	01726814431
Email	hello@thefreegreendeal.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO017778
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	10 April 2014
Date of certificate	7 May 2014
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0606-2830-7749-9594-6951 (/energy-certificate/0606-2830-7749-9594-6951)
Valid until	9 April 2024
Certificate number	0778-6979-7292-0732-5960 (/energy-certificate/0778-6979-7292-0732-5960)
Expired on	2 December 2022